

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, September 1, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Review and discussion of the proposed amendment to the Land Development Ordinance 345-60, Supplementary Zoning for the addition of an Art Gallery use. Formal action may be taken.
9. Case: P11-027 Preliminary/Final Interim Use Extension  
Applicant: Liberty Stone & Aggregates, LLC  
Attorney: James C. McCann, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: 506 Caven Point Avenue  
Block: 21503 Lot: 16, 17 & 18  
Zone: Canal Crossing Redevelopment Plan  
Description: Second one-year renewal of Preliminary & Final Interim Use for existing rock-crushing facility.
10. Case: P15-038 Minor Subdivision with Variances  
Applicant: Daxa P. Pramod  
Attorney: Robert P Weinberg  
Review Planner: Matt Ward, AICP  
Address: 498-500 Liberty Avenue  
Block: 1203 Lot: 9  
Zone: R-1 One and Two Family Residential  
Description: Subdivision of one lot into two lots  
Variances: Lot width  
**Carried from August 18<sup>th</sup>, 2015 regular meeting with preservation of notices.**
11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan  
Applicant: 837 Jersey Avenue LLC  
Attorney: George Garcia  
Review Planner: Jeff Wenger  
Address: 837 Jersey Avenue  
Block: 6006 Lot: 2  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: Alterations to site plan, minor facade changes.  
**Carried from August 18<sup>th</sup>, 2015 regular meeting**
12. Case: P08-114.1 Final Major Site Plan for Phase 2 with deviation  
Applicant: 126-142 Morgan Street Urban Renewal, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 10 Provost Street  
Block: 11505 Lots: 1  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: New 28 story residential building with 242 units, 209 parking spaces, with retail and a public plaza.  
Deviation: Rooftop mechanical screening material.
13. Case: P15-055 Preliminary and Final Major Site Plan with Deviations  
Applicant: Muslim Federation of New Jersey  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 580 Montgomery Street  
Block: 12405 Lots: 1  
Zone: Montgomery Street Redevelopment Plan  
Description: New 3 story retail office building with 62 parking spaces.  
Deviations: Minimum sidewalk width and lot coverage.
- 14.. Case: P15-054 Preliminary and Final Major Site Plan with Deviations  
Applicant: Muslim Federation of New Jersey  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 530 Montgomery Street  
Block: 12405 Lots: 2  
Zone: Montgomery Street Redevelopment Plan  
Description: New house of worship with shared parking in adjacent retail.  
Deviations: Minimum sidewalk width
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD